

IN RE: PETITION FOR ZONING VARIANCES \* BEFORE THE  
E/S Hillchase Court, 25' N c/l \* ZONING COMMISSIONER  
(Lot #49) \* OF BALTIMORE COUNTY  
3rd Election District \* 3rd Councilmanic District  
Valley Gate Limited Partnership \* Case No. 89-120A  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 1B02.3.B to permit a window to street right-of-way of 15' and a window to property line of 5' in lieu of the required 25' and 15'; respectively and to amend the Partial Development Plan of "Valley Gate, Section II Lot 49" to allow construction of this building (windowed walls) outside of the building envelope and to request a variance from Section 400.1 to allow two accessory structures (garages) to be located in the front yard in lieu of the required rear yard, as more particularly described in Petitioner's Exhibit 1.

The Petitioner, Richard Luxenburg, appeared and testified on behalf of Valley Gate Limited Partnership and was represented by Sidney Schlechman, Esquire. There were no Protestants.

The evidence and testimony provided by both the attorney's proffer and by the direct testimony of the Petitioner, Richard Luxenburg, indicates that the Petitioner has purchased an existing old mansion on the subject site. This building is the remaining portion of an old farm that has been improved with a large residential community known as Valley Gate. The overall zoning for the area is D.R.3.5. and the property exists of .906 acres. The Petitioner intends to convert the old remaining mansion house to four condominium units which are the remaining appropriate

density from the development of Valley Gate available for this particular site. In developing this site, the Petitioner will be required to place two additions to the rear of the existing mansion house which will be one story additions. However, the western addition will cross the required setback line for Hillchase Court. As can be seen from Petitioner's Exhibit 1, the intrusions to the setback area are minor and they are required due to the horizontal as opposed to vertical nature of the additions in order to accommodate the four condominium units contemplated for this development.

Likewise, the garages are placed in the front yard as all ingress and egress to this lot is going to be through the front yard. To place the garages in the rear of this structure would create an unusual traffic pattern and require that most of the recreational area of the lot would be covered with either asphalt or concrete in order to accommodate the appropriate parking areas. In the development scheme the more appropriate location for these garages is off of the large driveway areas.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

-2-

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of October, 1988 that the Petition for Zoning Variances from Section 1B02.3.B to permit a window to street right-of-way of 15' and a window to property line of 5' in lieu of the required 25' and 15'; respectively and to amend the Partial Development Plan of "Valley Gate, Section II Lot 49" to allow construction of this building (windowed walls) outside of the building envelope and to request a variance from Section 400.1 to allow two accessory structures (garages) to be located in the front yard in lieu of the required rear yard, in accordance with Peti-

-3-

tioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

3) The Petitioner shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner and said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.

4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH/mm  
cc: Peoples Counsel  
Richard Luxenburg, 206 Church Lane, Baltimore, Md. 21208

-4-

### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-120-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to allow two (2) accessory structures.....  
.....permitted to be located in the front yard in lieu of the required.....  
.....rear yard.....

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The position of the existing 75 year old mansion in relation to the new roads being installed, leave only the front yard to locate new detached garages (2).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Baltimore Home Builders, Inc. Valley Gate Limited Partnership  
Dennis P. Rasmussen Calvin Capenelle U.P.  
Signature Dennis P. Rasmussen Signature Calvin Capenelle

Legal Owner(s): Baltimore Home Builders, Inc. Valley Gate Limited Partnership  
Richard Luxenburg Calvin Capenelle U.P.  
Signature Richard Luxenburg Signature Calvin Capenelle

Address: 206 Church Lane Address: 206 Church Lane

City and State: Baltimore, Maryland 21208 City and State: Baltimore, Maryland 21208

Contract Purchaser: Baltimore Home Builders, Inc. Valley Gate Limited Partnership  
Richard Luxenburg Calvin Capenelle U.P.  
Signature Richard Luxenburg Signature Calvin Capenelle

Address: 206 Church Lane Address: 206 Church Lane

City and State: Baltimore, Maryland 21208 City and State: Baltimore, Maryland 21208

Attorney for Petitioner: Sidney Schlechman, Esq. 3312 Paper Mill Rd. 20800  
131 E Redwood St. Phoenix, MD 21131  
Signature Sidney Schlechman, Esq. Signature 3312 Paper Mill Rd. 20800

Address: 131 E Redwood St. Address: Phoenix, MD 21131

City and State: Baltimore, Maryland 21202 City and State: Baltimore, Maryland 21202

Attorney's Telephone No.: 206 Church Lane 356-3306 Attorney's Telephone No.: 206 Church Lane 356-3306

Address: 206 Church Lane Address: 206 Church Lane

City and State: Baltimore, Maryland 21208 City and State: Baltimore, Maryland 21208

Attorney for Petitioner: Peter Max Zimmerman 3312 Paper Mill Rd. 20800  
131 E Redwood St. Phoenix, MD 21131  
Signature Peter Max Zimmerman Signature 3312 Paper Mill Rd. 20800

Address: 131 E Redwood St. Address: Phoenix, MD 21131

City and State: Baltimore, Maryland 21202 City and State: Baltimore, Maryland 21202

Attorney's Telephone No.: 206 Church Lane 356-3306 Attorney's Telephone No.: 206 Church Lane 356-3306

Address: 206 Church Lane Address: 206 Church Lane

City and State: Baltimore, Maryland 21208 City and State: Baltimore, Maryland 21208

Attorney for Petitioner: J. Robert Haines Zoning Commissioner of Baltimore County  
206 Church Lane Zoning Commissioner of Baltimore County

Signature J. Robert Haines Signature Zoning Commissioner of Baltimore County

(over)

### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-120-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3.B, 504.1, V.B.6.a., V.B.6.b., To permit a window to street right-of-way of 15' and a window to property line of 5' in lieu of the required 25' and 15'; respectively and to amend the Partial Development Plan of "Valley Gate, Section II Lot 49" to allow construction of this building (windowed walls) outside of the building envelope and to request a variance from Section 400.1 to allow two accessory structures (garages) to be located in the front yard in lieu of the required rear yard, in accordance with the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

There is a 75 year old mansion on the existing property. In order to expand the structure without encroaching into the required yard, it is necessary to obtain a 26' variance. The position of the existing 75 year old mansion in relation to the new road known as Hillchase Court makes it impossible to expand this structure without a variance, which is necessary for the purpose of converting the said property to four condominiums.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Baltimore Home Builders, Inc. Valley Gate Limited Partnership  
Richard Luxenburg Calvin Capenelle U.P.  
Signature Richard Luxenburg Signature Calvin Capenelle

Address: 206 Church Lane Address: 206 Church Lane

City and State: Baltimore, Maryland 21208 City and State: Baltimore, Maryland 21208

Contract Purchaser: Baltimore Home Builders, Inc. Valley Gate Limited Partnership  
Richard Luxenburg Calvin Capenelle U.P.  
Signature Richard Luxenburg Signature Calvin Capenelle

Address: 206 Church Lane Address: 206 Church Lane

City and State: Baltimore, Maryland 21208 City and State: Baltimore, Maryland 21208

Attorney for Petitioner: Sidney Schlechman, Esq. 3312 Paper Mill Rd. 20800  
131 E Redwood St. Phoenix, MD 21131  
Signature Sidney Schlechman, Esq. Signature 3312 Paper Mill Rd. 20800

Address: 131 E Redwood St. Address: Phoenix, MD 21131

City and State: Baltimore, Maryland 21202 City and State: Baltimore, Maryland 21202

Attorney for Petitioner: Peter Max Zimmerman 3312 Paper Mill Rd. 20800  
131 E Redwood St. Phoenix, MD 21131  
Signature Peter Max Zimmerman Signature 3312 Paper Mill Rd. 20800

Address: 131 E Redwood St. Address: Phoenix, MD 21131

City and State: Baltimore, Maryland 21202 City and State: Baltimore, Maryland 21202

Attorney for Petitioner: J. Robert Haines Zoning Commissioner of Baltimore County  
206 Church Lane Zoning Commissioner of Baltimore County

Signature J. Robert Haines Signature Zoning Commissioner of Baltimore County

(over)

## DESCRIPTION OF PROPERTY

Lot No. 49, Plat One Section Two Valley Gate, recorded among the Land Records of Baltimore County in Plat Book S.M. 57, folio 34.

Beginning on the north side of Bellchase Road 50' wide, 14.1' S31°30'00"E to 66.90' S13°30'.00"W to 186.27' N86°23'54"E to 215.72' N13°30'00"E to 217.97' S76°30'00"E to the beginning. Also being the northeast corner of Hillchase Court and Bellchase Court.

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 3rd Date of Posting: 9-16-88  
Petitioner: Valley Gate Limited Partnership  
Location of property: E/S of Hillchase Court, 25' N c/l of Bellchase Court (Lot 49)  
Location of Sign: On front of subject property Lot 49  
Remarks:  
Posted by: S. Zebel Olson  
Signature  
Number of Signs: 2

89-120-A

**CERTIFICATE OF PUBLICATION**  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 620  
DATE: September 19, 1988  
ACCOUNT: 01-115  
AMOUNT: \$ 100.00  
RECEIVED FROM: THE JEFFERSONIAN  
FOR: B 810E\*\*\*\*\*10000:2 1024F  
VALIDATION OR SIGNATURE OF CASHIER  
B 810E\*\*\*\*\*10000:2 1024F  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 59098  
DATE: October 15, 1988  
ACCOUNT: 01-115  
AMOUNT: \$ 100.00  
RECEIVED FROM: Valley Gate Ltd. Partnership  
FOR: B 802E\*\*\*\*\*12000:2 82687-4  
VALIDATION OR SIGNATURE OF CASHIER  
B 802E\*\*\*\*\*12000:2 82687-4  
RECEIVED FROM:  
FOR:  
VALIDATION OR SIGNATURE OF CASHIER  
DISTRIBUTION: WHITE CASHIER PRE-AGENCY: YELLOW-CUSTOMER

\$ 45.00  
PC# 05051  
Rgt M18976  
S. Zebel Olson  
Publisher

**CERTIFICATE OF PUBLICATION**  
TOWSON, MD., Sept. 19, 1988  
THIS IS TO CERTIFY that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Sept. 15, 1988.

B 45.00  
PC# 05050  
Rgt M18976  
S. Zebel Olson  
Publisher

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

Date: 9/23/88



Dennis F. Rasmussen  
County Executive

Baltimore Home Builders, Inc.  
200 Church Lane  
Baltimore, Maryland 21208

ATTN: MR. RICHARD LUXENBURG

Re: Petition for Zoning Variance  
CASE NUMBER: 89-120-A  
E/S Hillchase Court, 25' N c/l Bellchase Court  
(Lot #49)

Petitioner(s): Valley Gate Limited Partnership  
HEARING SCHEDULED: THURSDAY, OCTOBER 6, 1988 at 11:00 a.m.

Gentlemen:

Please be advised that \$100.00 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED  
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

JRH:gs  
cc: Sidney Schlauchman, Esq.  
File

**Gaylord Brooks Architectural Committee, Inc.**  
P.O. Box 193, Paper Mill Road, Phoenix, Maryland 21131 (301) 667-0800

September 2, 1988

Mr. Carl Luxenburg  
Mr. Richard Luxenburg  
8006 Derby Lane  
Owings Mills, Maryland 21117

Re: House Plan Approval  
Valley Gate, Section II  
Lot 49

Dear Gentlemen,

This is to inform you that Gaylord Brooks Architectural Committee, Inc. has approved the plans for the renovations and additions to the house on the above referenced lot. All of us at Gaylord Brooks would like to compliment you on your plans for renovating this house and look forward to seeing it in its completed state.

Sincerely,  
Gabrielle J. Gasparello  
Vice President

**PETITIONER'S EXHIBIT 3**

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

September 7, 1988

## NOTICE OF HEARING



Dennis F. Rasmussen  
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 89-120-A  
E/S Hillchase Court, 25' N c/l Bellchase Court  
(Lot #49)  
3rd Election District - 3rd Councilmanic  
Petitioner(s): Valley Gate Limited Partnership  
HEARING SCHEDULED: THURSDAY, OCTOBER 6, 1988 at 11:00 a.m.

Variance to allow two (2) accessory structures (garages) to be located in the front yard in lieu of the required rear yard.  
Variance to permit a window to street right-of-way at 15' and a window to property line of 5' in lieu of the required 25' and 15'; respectively, and to amend the Partial Development Plan of "Valley Gate, Section II, Lot 49" to allow the construction of the building (garage) in front of the building envelope.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Valley Gate Limited Partnership  
Baltimore Home Builders, Inc.  
Sidney Schlauchman, Esq.  
File

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

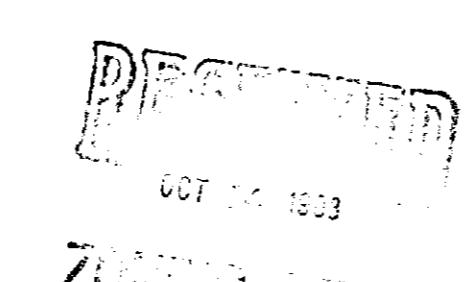
To: Pat Keller, Deputy Director  
Office of Planning and Zoning  
Date: October 12, 1988

SUBJECT: Zoning Petition Nos. 89-120-A (Valley Ltd.); 89-122-A (C. Weiner);  
89-123-A (Gist); 89-127-A (Brown); 89-129-A (Lewis); 89-130-A (Reeder);  
89-131-A (Markert); 89-132-A (Sunderland); 89-134-X (Zink)

The Office of Planning and Zoning has no comment on the above listed projects.

PK/sf

RECEIVED ZONING OFFICE  
DATE: 10/12/88



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 857-3333

J. Robert Haines  
Zoning Commissioner

June 20, 1989



Dennis F. Rasmussen  
County Executive

RE: Valley Gate, Section II, Lot 49  
Five ft. Variance granted via  
Case 89-120-A ✓

Dear Mr. Schlauchman:

By letter dated June 9, 1989, you have indicated that one corner of the above referenced building has been erroneously constructed within three feet of the property line in lieu of the five feet granted by the above referenced variance. I will agree and sympathize with the conditions and facts as explained in your correspondence. I do not feel that legal and binding relief can be granted in the absence of another public hearing. In order to expedite the hearing, I would suggest that you prepare the necessary petitions and accompanying plats and make arrangements to file same directly with James Dyer, Zoning Supervisor. Once filed, I will make every attempt to schedule an early hearing.

Should you have any question concerning the above, please do not hesitate to contact either myself or James Dyer.

Very truly yours,  
*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner

JRH:JED:cer



STATION	NAME	SLOPE	CLASS	SOIL PERMEABILITY		
				0-100 FT DEPTH	100-200 FT DEPTH	200-400 FT DEPTH
900 *	Bella Vista Loco	3-00	0	Sandstone Shale	Sandstone Shale	Sandstone Shale
901	Chesnut Hill Loco	3-00	0	Sandstone Shale	Sandstone Shale	Sandstone Shale
902	Glenalg Loco	3-00	0	Sandstone Shale	Sandstone Shale	Sandstone Shale
903/904	Glenalg Loco	3-100	0	Sandstone Shale	Sandstone Shale	Sandstone Shale
905	Glenalg Loco	3-100	0	Sandstone Shale	Sandstone Shale	Sandstone Shale
906	Glenville Hill Loco	31-310	0	Sandstone Shale Sandstone		
907 *	Gothard Hill Loco	more	0	Sandstone Shale Sandstone Sandstone		
908	Honey Bee Loco	30-300	0	Sandstone Shale	Sandstone Shale	Sandstone Shale

GENERAL NOTES

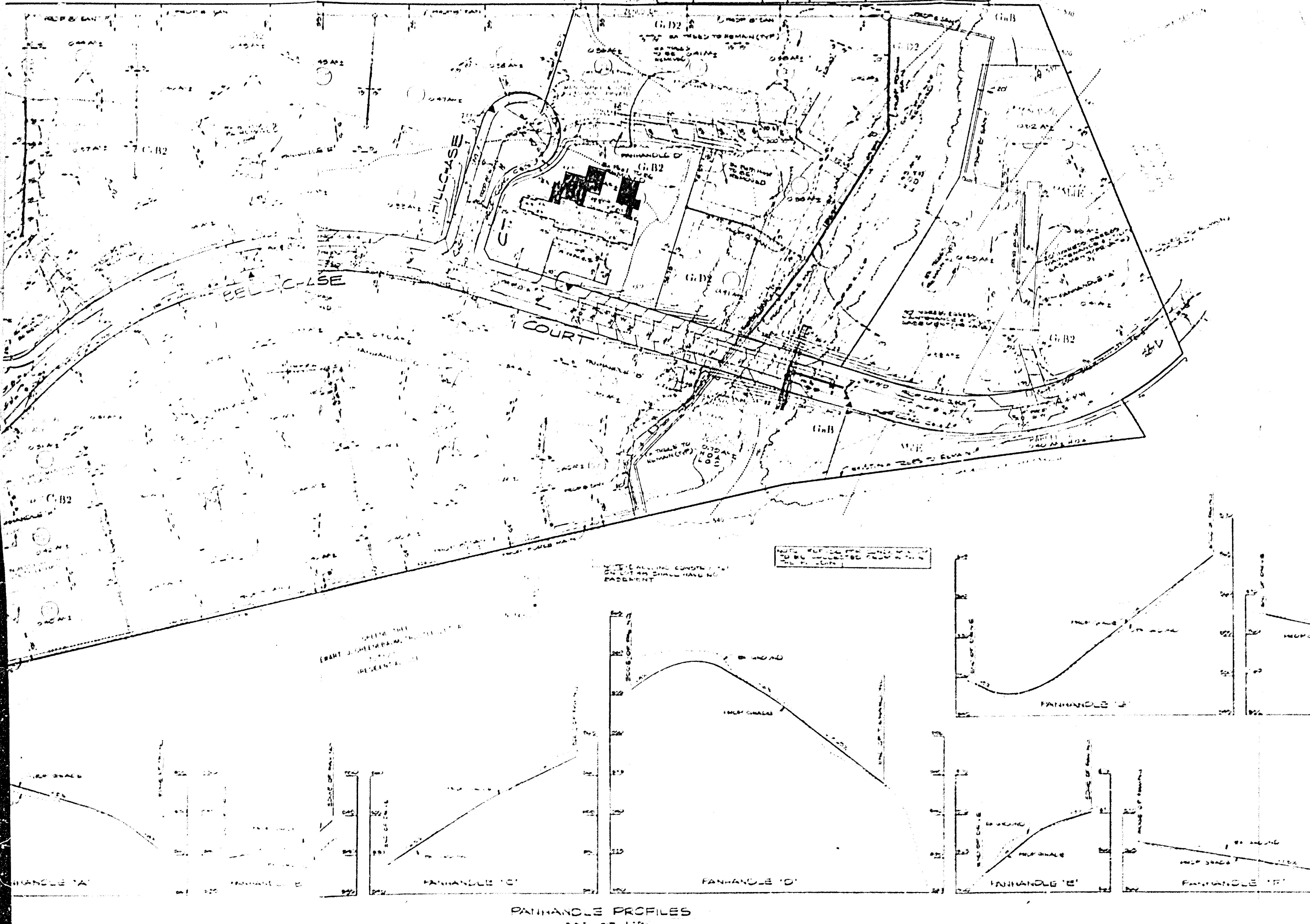
TOTAL TRACT

1. TOTAL AREA OF SITE  
 760 → 1.00 (40%)  
**60.24** Acre(s)
2. LAND USE / ZONING: ALL AGRICULTURAL  
**AGRICULTURAL (NO RESIDENTIAL), COMMERCIAL (NO RESIDENTIAL)**
3. CLIMATE: AREA IS IN THE TROPICAL AS WELL AS SUBTROPICAL CLIMATE  
 ANNUAL MEAN TEMPERATURE: 70°F (21°C) - 75°F (24°C)  
 MAX: 75°F (24°C)
4. EXISTING USE OF SITE: RESIDENTIAL / AGRICULTURAL
5. EXISTING VEGETATION: DECIDUOUS TREES
6. PROPOSED USE OF SITE: MIGRANT FARMERS SETTLEMENT
7. DENSITY CALCULATIONS (1.00 ACRE/ROWLAND) (500 FT x 100 FT) →  
 $(60 \times 80 = 4,800 \text{ FT}^2/\text{ACRE}) + 1 \times 80 \times 100 = 160 \text{ DWU}$   
 TOTAL DENSITY/DWELLING UNITS ALLOWED = 160 DWU

TOTAL DENSITY/DWELLING UNITS PROPOSED = 127 DWU

8. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOA.  
REQUERED AREA = ~0.70 AC.  
PROPOSED AREA = 0.57 AC.
9. OFF STREET PARKING REQUIREMENTS:  
REQUIRED PARKING = 204 SPACES  
PROPOSED PARKING SPACES = 204
10. SEWERAGE DRAWDOWN AREA
11. ALL UNITS ARE TO BE SOLD
12. ALL PRIVATE PARKING AREAS AND DRIVEWAYS SHALL  
BE PAVED WITH DUSTLESS AND DURABLE SURFACE,  
WHICH SHALL BE MACADAM
13. A LANDSCAPE PLAN WILL BE PREPARED AND APPROVED  
BY THE OFFICE OF PLANNING AND ZONING PRIOR TO  
ISSUANCE OF A BUILDING PERMIT
14. ERG APPROVAL DATE: 7/3/00
15. TRASH COLLECTION BY BALTIMORE COUNTY AT  
DESIGNATED PLACES
16. WAIVER OF CRU PLAN FOR REVISED LOT  
LAYOUT APPROVED 8/10/07

1. NOTE - THERE ARE NO UNITS  
ON VACANT LOTS OF 2 ACRES  
OR LESS THAT WOULD LOCATE  
A RESIDENTIAL TRANSITION  
AREA WITHIN 500' OF EXISTING  
SITES.



# PANHANDLE PROFILES

WILDER & PARTIAL DEVELOPMENT PLAN FOR LOT 20 BELLCHASE COURT  
SECTION 100  
VALLEY GATE

**PETITIONER'S  
EXHIBIT 2**

ESTATE PL

## TYPICAL PAVING DETAIL FOR PANHANDLE

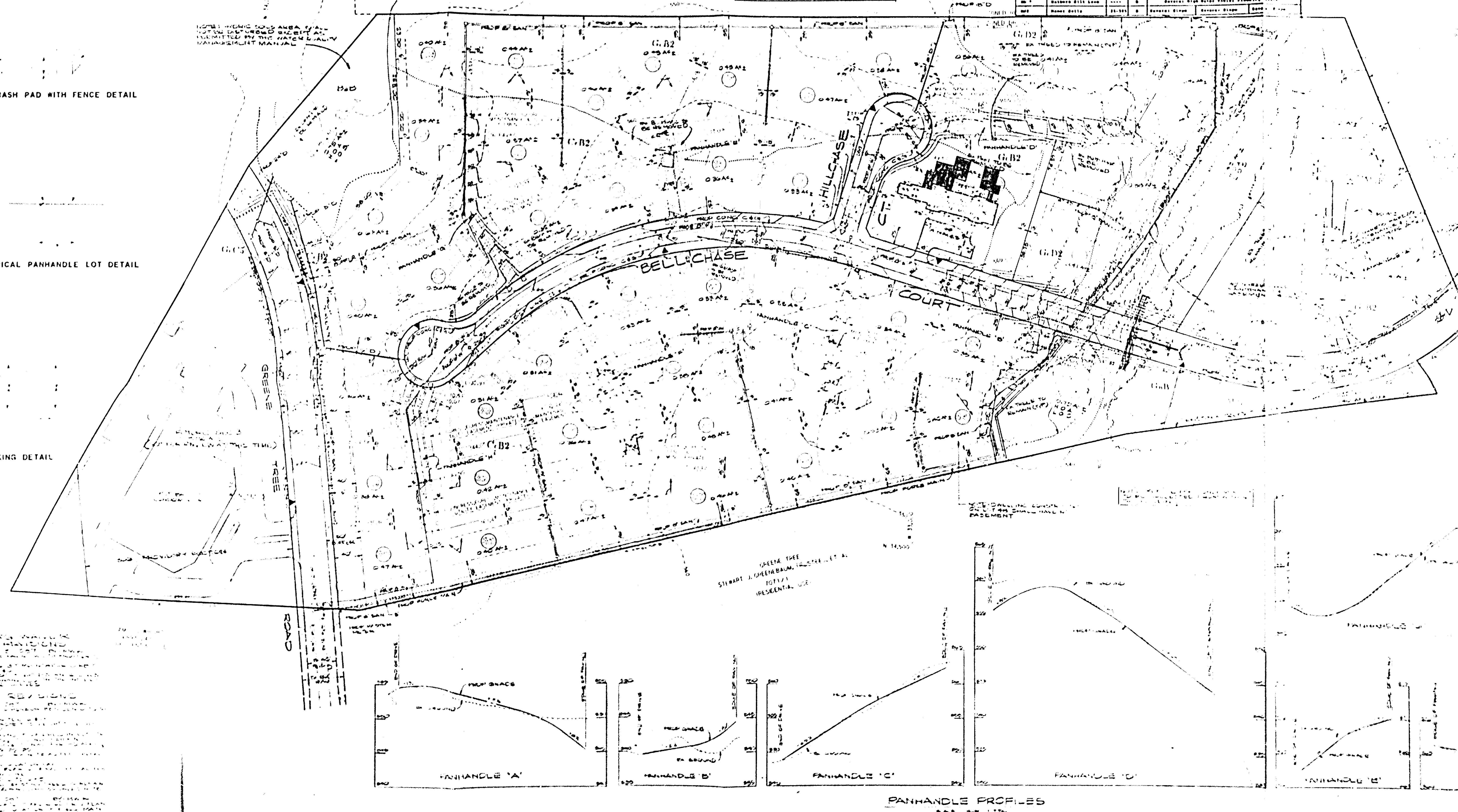
## TRASH PAD WITH FENCE DETAIL

## TYPICAL PANHANDLE LOT DETAIL

**PARKING DETAIL**

~~NOTE: NO ONE IS TO GO INTO THE AREA UNLESS THEY ARE NOT DISTURBED EXCEPT AS PERMITTED BY THE WATCHMAN'S MANAGEMENT MANUAL~~

• Section Bell Section	Section	Name	Depth	Class	Slope			Slope	Slope
					SW. S. Position	SW. S. Position	SW. S. Position		
Bell 1	Belle Bell Loco	0-00	0	Reverser Slope	Reverser Slope	Reverser Slope	Reverser Slope	0-00	0-00
CRL	Chesapeake Bell Loco	0-00	0	Moderate Slope	0-100	0-100	0-100	0-00	0-00
CRJ	Glendale Loco	0-00	0	Moderate Slope	0-100	0-100	0-100	0-00	0-00
CRJ-CRJ	Glendale Loco	0-100	0	Reverser Slope	Moderate Slope	Moderate Slope	Moderate Slope	0-00	0-00
CRJ	Glendale Loco	0-100	0	Reverser Slope	Reverser Slope	Reverser Slope	Reverser Slope	0-00	0-00
Bell	Bellville Bell Loco	0-00	0		Reverser Slope	Reverser Slope	Reverser Slope	0-00	0-00



PANHANDLE PROFILES